FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * * * *

The Petitioners herein request a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 15 ft., in lieu of the required 50 ft., for an addition in an R.C.5 zone, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

6/92

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this gray day of Janey 1992 that the Petition for a Zoning Variance from Section 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 15 ft., in lieu of the required 50 ft., for an addition in an R.C.5 zone, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

> 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

> > -2-

Zoning Commissioner for Baltimore County

FOP FILING

IN SUPPORT OF RESIDENTIAL ZONING VIRIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

hat the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at _____/0515 LULCAPUE RO.

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (indicate hardship or practical difficulty) GETTL SYSTEM RETTYLES AMED OF EXPOSION TO THISE GULTIONS Ithous

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a

AFFIANT (Printed Name)

reposting and advertising fee and may be required to provide additional information.

oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best

of his/her/their knowledge and helief. AS WITNESS my hand and Notarial Seal

12 November

Zoning Description

Beginning at a point on the east side of Longacre Road which is 20 ft wide at the distance of 155 ft south of the centerline of the nearest improved intersecting street Wiltonwood Road which is 15 ft of Right of Way wide. As recorded in deed Liber: 2950, Folio: 41 Typical metes and bounds: South 81° 40'ft west 291.80 ft; South 06° 50' ft west 145.30 ft; North 79° 45' east 292.00 ft; South 06° 50' east 155.05 ft. to the place of beginning. Also known as 10815 Longacre road in the 3rd Election District, 3rd Councilmanic District.

CHRISTICATE OF POSTING

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

RE: Petition for Residential Zoning Variance

case. The Petition for Residential Variance has been granted, in

date of the Order to the County Board of Appeals. If you require

Enclosed please find the decision rendered in the above captioned

be advised that any party may file an appeal within thirty (30) days of the

additional information concerning filing an appeal, please feel free to

In the event the decision rendered is unfavorable to any party, please

(410) 887-4386

January 8, 1992

-7min Estilla

Lawrence E. Schmidt

Zoning Commissioner

Suite 113 Courthouse

Towson, MD 21204

400 Washington Avenue

Mr. and Mrs. Sigmund Hyman

Stevenson, Maryland 21153

Dear Mr. and Mrs. Hyman:

LES:mmn encl.

Case No. 92-222-A

accordance with the attached Order.

contact our Appeals Clerk at 887-3391.

10815 Longacre Lane

District 3 nd Mariance Sigmund m Hyman st ux

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September 1985 State of the Sta Control of the process of the proces

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(A . A 12 : 11PM) 1 21 - 21 Please Make Checks Payable To: Baltimore County

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TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:	92-222-A
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in he description and plat attached hereto and made a part hereof, petition for a Variance from Section	
1A04.3.B.3 To allow a side yard setba	ck of 15 feet in lieu of the
required 50 feet.	

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (indicate hardship or practical difficulty)

Septic system restricts area of expansion to those locations

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: City/State/Zip Code Attorney for Petitioner: Name, address and phone number of legal owner, contract purchaser or representative to be contacted. Taiws ILUYUMAPS Cloteun Brown Asso. 17 Warren Pd Pikesville Mp 21208

ZONING COPPLISSIONER OF BALTIMORE COUNTY

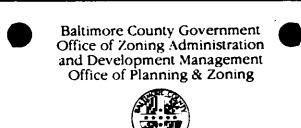
A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED.

petition be posted on the property on or before the 0% day of

IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 18___, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Beltimore County, that the property be reposted, and that the public hearing be had before the Zoning Commissioner of Beltimore County in Room 108, County Office Building in Towson, Baltimore County.

REVIEWED BY: LJG DATE: 11-21-91

ZONING COMMISSIONER OF BALTIMORE COUNTY



111 West Chesapeake Avenue Towson, MD 21204

887-3353

10815 Longacre Lane Stevenson, Maryland 21153

> LOCATION: E/S Longacre Road, 155' S of c/1 Wiltonwood Road 10815 Longacre Road 3rd Election District - 3rd Councilmani

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before December 6, 1991. The closing date is December 23, 1991. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the metter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public bearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in two local newspapers. Charges related to the reposting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

